

LOT 604
IN OR 2199/244
HERON ISLES #2 PB 7/218

CAMPBELL WILLIAM N IV & TARA LYNN
96059 GRAYLON DR
YULEE, FL 32097

2024

37-3N-28-0740-0604-0000



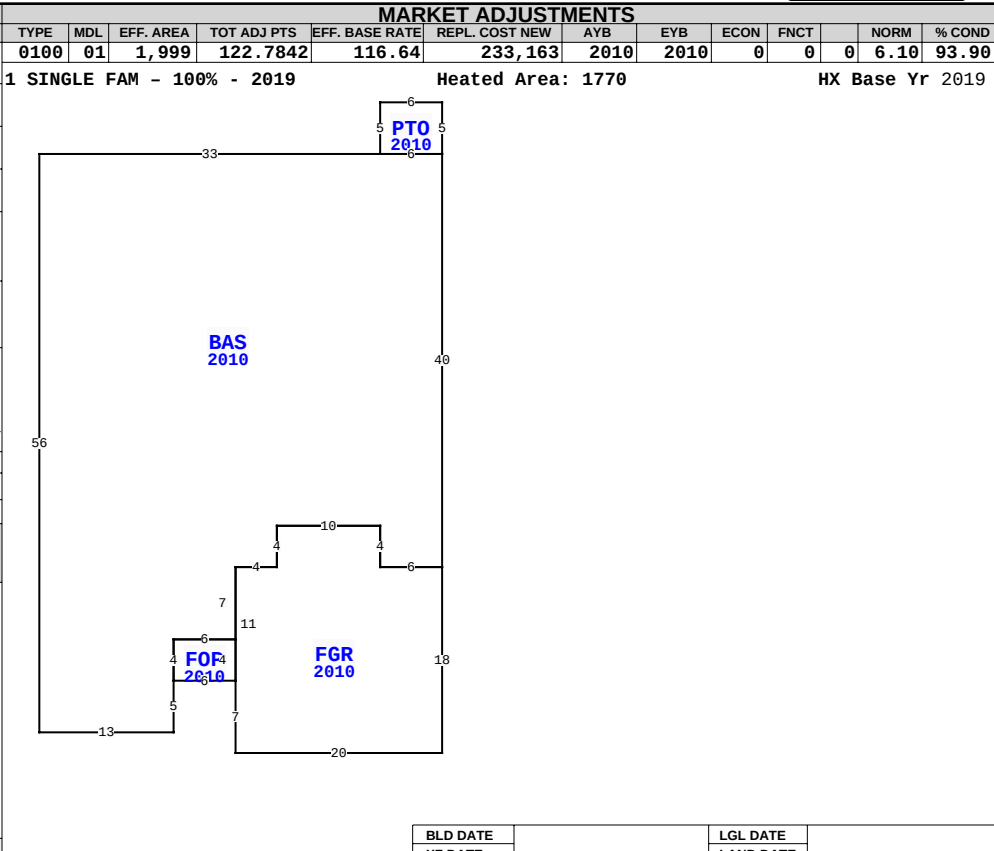
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,770	100	1,770	193,859
FGR	400	55	220	24,096
FOP	24	30	7	766
PTO	30	5	2	219
TOTALS	2,224		1,999	218,940

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	548.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	
4	0479	VF PICKET	0	100	0	0	64.00	LF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100	0003	PUD	0.00	0.00	1.00	LT	



96059 GRAYLON DR, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	218,940		
TOTAL MARKET OB/XF VALUE	6,464		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	280,404		
SOH/AGL Deduction	94,497		
ASSESSED VALUE	185,907		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	135,907		
TOTAL JUST VALUE	280,404		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	270,693		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23072	CO ISSUED	0	01/28/2010
E22286	ELEC OTHER	0	12/01/2009
M14956	H/AC	0	12/01/2009
P14046	OTHER	0	12/01/2009
B23072	NEW CONSTR	217,096	11/01/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2199/0244	5/25/2018	WD Q	I	I	02
GRANTOR: TROSSEN ANDREW S & CR					
GRANTEE: CAMPBELL WILLIAM N					
1956/0533	12/22/2014	QC U	I	I	11
GRANTOR: DRH ENERGY INC					
GRANTEE: TROSSEN ANDREW S &					

BUILDING NOTES					
----------------	--	--	--	--	--

BUILDING DIMENSIONS					
PTO=[YR=2010] W6 S5 BAS=[YR=2010] W33 S56 E13 N5					
FOP=[YR=2010] E6 FGR=[YR=2010] S7 E20 N18 W6 N4 W10 S4 W4					
S11\$ N4 W6 S4 \$ N4 E6 N7 E4 N4 E10 S4 E6 N40 W6 \$E6 N5 \$.					